

TOWNSHIP OF WALL

ORDINANCE NO. 13-1995

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING AND SUPPLEMENTING "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL", PROVIDING FOR A CHANGE IN THE SCHEDULE OF PERMITTED AND CONDITIONAL USES IN NON-RESIDENTIAL ZONE DISTRICTS AND PROVIDING FOR CHANGES IN THE ZONING MAP.

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, in the County of Monmouth, State of New Jersey, as follows:

Section 1. Chapter XIV, "Land Use and Development" of "The Revised General Ordinances of the Township of Wall, 1977", as amended and supplemented, Article IV, Subsection 14-405.1, "Schedule of Permitted and Conditional Uses, Non-Residential Zone Districts", be and the same is hereby amended and supplemented by the addition thereto of the following Standard Industrial Classification Codes as permitted uses in the Office Light Industrial (OLI), General Industrial (GI) and Airport Industrial (AI) Zones:

<u>"SIC Code"</u>	<u>Use</u>	<u>OLI, GI and AI Zones</u>
7371	Computer Programing Services	P
7378	Computer Maintenance & Repair	P"

Section 2. Article XIV, "Land Use and Development Regulations of the Township of Wall", Article IV, "Zoning", of "The Revised General Ordinances of the Township of Wall, 1977", as amended and supplemented, Section 14-404, "Zoning Map and Districts", Subsection 14-404.2, "Descriptions of

Districts", be and the same is hereby further amended and supplemented by the addition thereto of the following new Zoning District:

"RR-6 Rural Residential Farmette Zone District", requiring a minimum lot size of six (6) acres."

Section 3. Chapter XIV, "Land Use and Development Regulations of the Township of Wall", Article IV, "Zoning" of "The Revised General Ordinances of the Township of Wall, 1977", as amended and supplemented, Section 14-406, "Building Lots", be and the same is hereby amended and supplemented by the addition thereto of the following zone requirements on the "Schedule of Zone Requirements" contained therein, pertaining to the RR-5 Rural Residential five (5) acre zone district and the RR-6 Rural Residential farmette zone district:

"Zone Requirement	RR-5	RR-6
Min. lot area	5 acres	6 acres
Avg. lot width	400 ft.	400 ft.
Min. lot frontage	275 ft.	275 ft.
Avg. lot depth	400 ft.	400 ft.
Front setback	75 ft.	75 ft.
Side setback	50 ft.	50 ft.
Rear setback	75 ft.	75 ft.
Max. height	2-1/2 st., 35 ft.	2-1/2 st. 35 ft.
Building coverage	6%	5%
Impervious coverage	7%	6%"

Section 4. Chapter XIV, "Land Use and Development", of "The Revised General Ordinances of the Township of Wall, 1977", as amended and supplemented, Article IV, "Zoning", Section 14-404, "Zoning Map and Districts", Subsection 14-404.4, "Maintenance of the Official Zoning Map" be and the same is hereby further amended and supplemented by the

addition thereto of the following subparagraph:

"r. (400D.7.r.). To delete the following properties from the RR, R-60, and R-20 zones and to include the same in the RR-5 zone:

<u>Block</u>	<u>Lots</u>
828	6, 7
830	1, 6
835	4
895	1
920	31
921	1, 2
950	1, 6, 7, 8
950.01	1, 2, 3
952	1, 3
954	5, 13, 20
957	1, 3, 4, 5
958	1, 2, 3, 6, 7, 8, 9, 13
959	1, 2, 3, 4, 5, 7,
970	1, 3, 4, 5, 6, 8, 9, 11, 12, 13, 17
975	1, 3, 4, 5"

(The above described properties are essentially public or quasi public lands consisting of Allaire State Park, the Arthur Brisbane Child Treatment Center, the Geraldine Thompson Medical Home, Township parklands and Board of Education property, the Manasquan watershed area, property acquired by the Township as part of its Open Space Preservation Program, which properties are located in the southwestern portion of the Township.)

Section 5. Chapter XIV, "Land Use and Development", of "The Revised General Ordinances of the Township of Wall, 1977", as amended and supplemented, Article IV, "Zoning", Section 14-404, "Zoning Map and Districts", Subsection 14-404.4, "Maintenance of the Official Zoning Map" be and the same is hereby further amended and supplemented by the addition thereto of the following subparagraphs:

"s. (400D.7.s.). To delete the following properties from the various zones in which they are presently located which include by example, but not by way of limitation, R-10, R-20, R-30, R-60,

OLI-5, and to include the same in the RR-5 zone:

<u>Block</u>	<u>Lots</u>
7	1
72	1, 17
84	14, 14.01
85	6, 16
260.01	20
265	1, 2
266	47
277	23, 29
314	1, 3, 6
723	3, 11, 28
759	12
762	1, 30
771	32
799	56, 57, 58
811.01	3
917	70
942	35, 36"

(The above properties consist of public and quasi public lands of significant size within the Township, including properties owned by the Township, Regional Authorities, the Board of Education, the New Jersey Department of Environmental Protection, and certain church/cemetery organizations.)

Section 6. Chapter XIV, "Land Use and Development", of "The Revised General Ordinances of the Township of Wall, 1977", as amended and supplemented, Article IV, "Zoning", Section 14-404, "Zoning Map and Districts", Subsection 14-404.4, "Maintenance of the Official Zoning Map" be and the same is hereby further amended and supplemented by the addition thereto of the following subparagraphs:

"t. (400D.7.t.). To delete the following properties from the zones in which they are presently located which include by example, but not by way of limitation, the R-60, the RR, and the OLI-5 zones and to include the same in the RR-6 zone:

<u>Block</u>	<u>Lots</u>
275	1-4 inclusive
803	1, 22, 23, 30, 35, 40, 51, 52
804	6-12 inclusive, 15, 16, 20, 21, 25, 42, 69, 70, 100
805	1-18 inclusive, 20-23 inclusive, 25-30 inclusive, 42, 90, 91, 97
272	1, 3, 5, 7
743	3, 4, 5, 7, 8, 9, 10
744	3
800	18, 22, 24, 25, 26, 28, 55, 56
801	7
804.2	29, 31
805	38, 39"

(The above properties are generally located in the central portion of the Township south of State Highway 195, east of State Highway No. 34, west of the Route 18 right-of-way and north of Atlantic Avenue and consist primarily of lots which are of sufficient size and character which can be appropriately developed as farmettes in an area of the Township historically devoted to agricultural uses and purposes.)

Section 7. Article XIV, "Land Use and Development", of "The Revised General Ordinances of the Township of Wall, 1977", as amended and supplemented, Article V, "Design Guidelines and Construction Specifications", Section 14-510.3, "Utilities", Subsection 14-5.0.3a.2., "Fire Hydrants" be and the same is hereby further amended and supplemented by the deletion therefrom of Article V, Exhibit 12 and the substitution therefor of the following:

"Article V Exhibit 12

Color Code System for Fire Hydrants

- Class "A" - 1,000 gpm or greater and water mains of ten (10") and greater-green caps and bonnets.
- Class "B" - Greater than 500 gpm but less than 1,000 gpm and water mains of at least eight (8") but less than ten (10")-orange

caps and bonnets.

- Class "C" - 500 gpm or less and water mains of at least six (6") but less than eight (8") yellow caps and bonnets.
- Barrels - All fire hydrant barrels shall be painted red.
- Disabled Hydrants - All disabled fire hydrants shall be painted black."

Section 8. All Ordinances, or parts thereof, inconsistent with the provisions of this Ordinance, be and the same are hereby repealed to the extent of such inconsistency.

Section 9. Should any section, paragraph, clause or any other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect or impair the remainder of this Ordinance.

Section 10. This Ordinance shall take effect upon its passage and publication according to law.

NOTICE

Notice is hereby given that the forgoing ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on April 26, 1995 and will be further considered for final passage and adoption at the Wall Township Municipal Building 2700 Allaire Road, Wall Township, New Jersey, on May 10, 1995 at 8:00 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior

to and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's office in the Township of Wall, to the members of the general public who shall request same.

BEATRICE M. GASSNER, C.M.C.
Township Clerk